

GENERAL SITE NOTES

1. SEE BUILDER FOR ALL EXTERIOR FLATWORK LOCATIONS.
2. SEE BUILDER FOR ALL YARDWALL LOCATIONS.
3. PROVIDE SILT FENCING @ PROPERTY LINES FOR DURATION OF CONSTRUCTION OR UNTIL SITE WALLS ARE BUILT.
4. UTILITIES SHALL BE LOCATED IN SHARED TRENCHES WHEREVER POSSIBLE.
5. LIMITS OF CLEARING & GRADING SHALL BE THE PROPERTY LINES OR +/- 15' FROM PERIMETER OF HOME (SEE PLAN).
6. PROVIDE PERMEABLE DRIVEWAY AND WALKWAY SURFACES WHERE POSSIBLE. FOR CITY LOTS, INFILL LOTS AND MASTER PLANNED COMMUNITIES & SUBDIVISIONS, ALL DRIVEWAY MATERIALS SHALL BE BUILT AS PER ZONING CODE OR COVENANTS. CONTRACTOR SHALL CONFIRM PRIOR TO CONSTRUCTION.
7. "NO DISTURBANCE" ZONES SHALL BE CREATED w/ FENCING OR FLAGGING, AND LABELED AS SUCH IN ORDER TO PROTECT VEGETATION AND SENSITIVE AREAS ON THE LOT FROM CONSTRUCTION ACTIVITY.
8. FINISHED GRADE AT ALL SIDES OF THE BUILDING SHALL BE SLOPED TO PROVIDE A MINIMUM OF 6" (150MM) OF FALL WITHIN 10' (3048MM) OF THE EDGE OF THE BUILDING. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" (150MM) OF FALL WITHIN 10' (3048 MM), THE FINAL GRADE SHALL BE SLOPED AWAY FROM THE EDGE OF THE BUILDING AT A MINIMUM SLOPE OF 2%.
9. SPECIFICATIONS OF ANY SOILS REPORT FOR THIS PROPERTY SHALL TAKE PRECEDENCE OVER ANY SPECIFICATIONS IN THIS SET OF DRAWINGS.
10. SEE BUILDER FOR PREFERRED METHOD OF SOIL GAS MITIGATION.
11. SEE BUILDER FOR WELL, SEPTIC, AND LEACH FIELD LOCATIONS.
12. ALL COLORS AND MATERIALS SHALL BE DESIGNATED PER ANY APPLICABLE ASSOCIATIONS.

CONTENTS

- C1.....COVER SHEET & SITE PLAN
- A1.....ARCHITECTURAL FLOOR PLAN & DETAILS
- A2.....DIMENSIONED FLOOR PLAN
- A3.....EXTERIOR ELEVATIONS
- A4.....ISOMETRIC VIEWS & ROOF PLAN
- A5.....SECTIONS
- S1.....FOUNDATION PLAN & DETAIL
- S2.....ROOF FRAMING PLAN
- S3.....STRUCTURAL DETAILS
- E1.....ELECTRICAL PLAN

PROJECT DATA

PROJECT ADDRESS: 5004 SAND PIPER COURT NW
ALBUQUERQUE, NEW MEXICO 87114

LEGAL DESCRIPTION: LOT 39 P-1,
OXBOW BLUFF SUBDIVISION
BERNALILLO COUNTY, NEW MEXICO

PROJECT AREAS

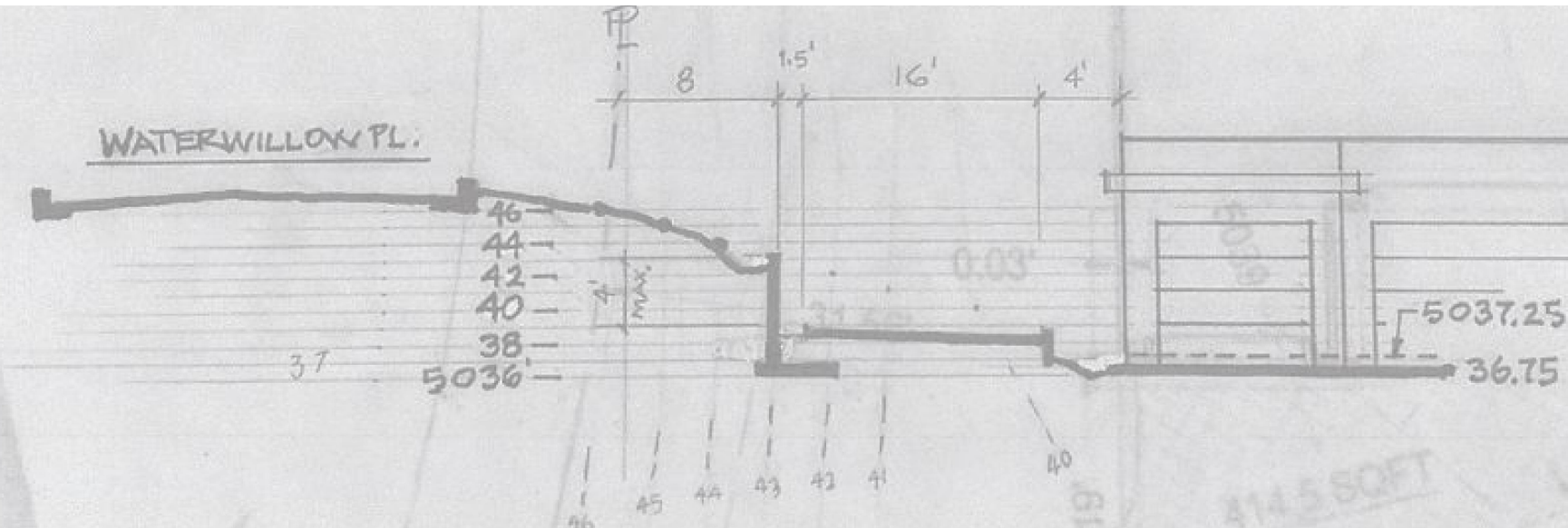
TOTAL HEATED	4916 SF
GARAGE STORAGE	1157 SF
F.A.R.	(6073)
F.A.R. MAX	(6078.8)
	65% OF ENVELOPE
COVERED PORCHES	966 SF
TOTAL COVERED PROJECT	7039 SF
UNCOVERED DECK	330 SF
TOTAL PROJECT	7369 SF

CODE COMPLIANCE

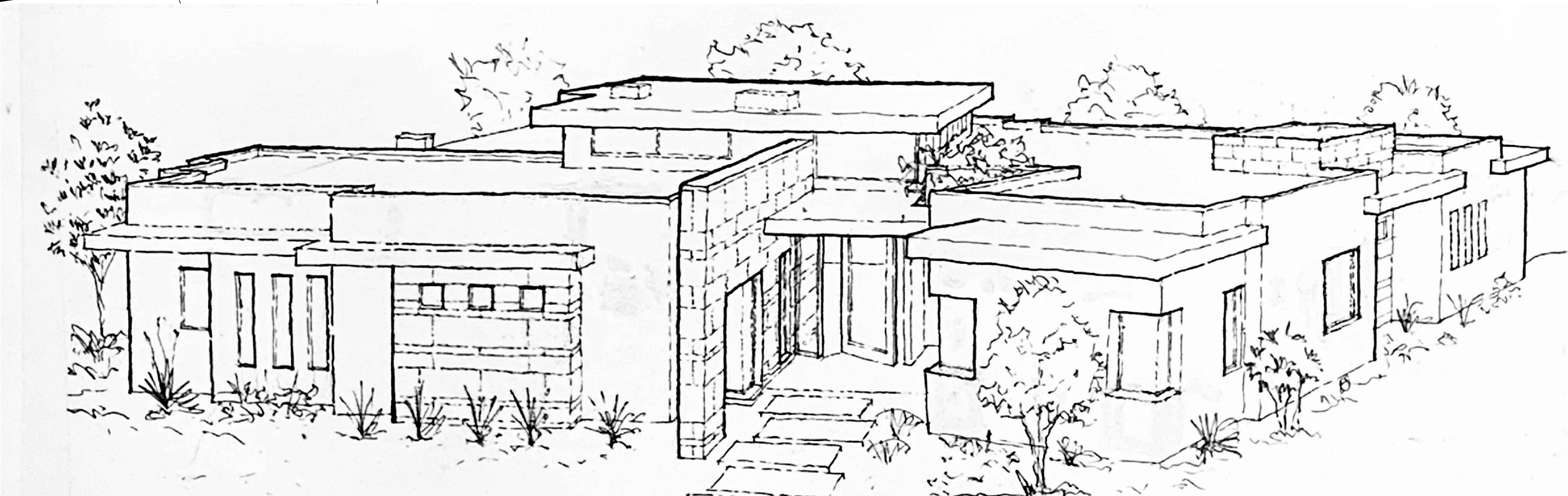
The 2015 International Building Code
The 2015 International Residential Code
The 2009 International Energy Conservation Code
The 2015 Uniform Mechanical Code
The 2015 Uniform Plumbing Code
The 2017 National Electrical Code
Applicable Administrative Codes

Permit holder is responsible for checking with the permit office to verify current adopted codes and any amendments to current codes.

Code requirements per permit office take precedence over all detailing and specifications in plans.



SECTION C1
N.T.S.



1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.
2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

PROJECT ADDRESS: 5004 SAND PIPER COURT NW
ALBUQUERQUE, NM 87114
CLIENT'S NAME: DIEGO HANDCRAFTED HOMES

DIEGO M. RUIZ
cell. 505.999.8686
diego@handcraftedhomes@gmail.com
8100 Wyoming Blvd. N.E.
Suite M-4 #511
Albuquerque
New Mexico 87113

DESIGN BUILD



DRAWING NAME: COVER SHEET & SITE PLAN
PROJECT NUMBER: 21-043
PROJECT PROGRESS: PRELIMINARY
DESIGNED BY: ADWELLING
CHECKED BY: APPROVED BY: DATE: 12.27.21
SCALE: AS NOTED
SHEET: C1

PROJECT NAME: BROWN RESIDENCE
SHEET: C1
-10 TOTAL SHEETS-